

**AGENDA  
SUTTONS BAY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
201 N St Marys Street, Suttons Bay  
Tuesday, April 5, 2022  
6:00 PM**

THE MEETING WILL BE HELD AT SUTTONS BAY BINGHAM FIRE AND RESCUE 201 ST MARYS STREET. The public may participate in person or by remote access through Zoom access by computer and smart phone using the following link:

<https://us02web.zoom.us/j/87266490992?pwd=MWw1YWVhUS0QvNmZGcVRhaGxValVwQT09>

Meeting ID: 872 6649 0992  
Passcode: 585637  
1- 312 626 6799 US

**Approval of Agenda**

**Public Comment**

**Conflict of Interest**

**Approval of Minutes:** March 1, 2022

**Items of Discussion/Consideration:**

1. Zoning Ordinance Overhaul Project/Mathew Cooke

**Reports:**

Zoning Administrator	Steve Patmore
Planner:	Mathew Cooke, Networks Northwest
Township Board:	Tom Nixon
Chair Comments:	Dennis Rathnaw

**Commissioners' Comments**

**Public Comment**

**Next Meeting Agenda April 12, 2022**

**Adjournment (8:00 PM unless extended by a motion.)**

**Commission Packets can be viewed at: <https://www.leelanau.gov/suttonsbaytwppln.asp>**

*This meeting is a session of the Suttons Bay Township Planning Commission held in public for the purpose of conducting the Commission's business and is not to be considered a public community meeting. There is time set aside for public comment during the meeting as noted on the Agenda, and the Planning Commission welcomes the public's input at that time.*

**DRAFT MINUTES  
SUTTONS BAY TOWNSHIP PLANNING COMMISSION  
MINUTES OF MARCH 1, 2022**

**CALL TO ORDER**

Dennis Rathnaw, Chair, called the March 1, 2022 Suttons Bay Township Planning Commission Meeting to order at 6:01 pm at the Suttons Bay Fire Department, 201 S. St. Mary's Street, Suttons Bay Township, Michigan. The meeting was held with public participation via Zoom electronic remote access.

**ROLL CALL - Quorum Present**

Present: Dennis Rathnaw, Tom Nixon, Rhoda Johnson, Don Gregory,  
Andy Brandt, Patti Miller, Dee McClure,

Absent: Doug Periard

One Vacancy one Commission

Staff Present: Steve Patmore. Marge Johnson via Zoom.

Mathew Cooke, absent.

**APPROVAL OF AGENDA**

*Andy Brandt/moved, Don Gregory/supported, to approve the Agenda as submitted, passed.*

**PUBLIC COMMENT**

Nic Welty said he has a 14-acre farm and is having trouble finding housing for his employees, both short term and year around.

**Comments from Planning Commission:**

- Don Gregory – Stated that we can have further talks with Nic regarding these issues.
- Tom Nixon - The school facilities are not being used in the summer time, could be beneficial to the entire community. Our farming community depends on people being here.
- Rhoda Johnson suggested that yurts be considered to be used for housing.

**CONFLICT OF INTEREST - None**

**APPROVAL OF MINUTES**

*Don Gregory/moved, Tom Nixon/supported, to approve the January 31, 2022 and February 1, 2022 Minutes as presented, passed.*

**ITEMS FOR DISCUSSION/CONSIDERATION**

**1. Zoning Ordinance Overhaul Project/Mathew Cooke**

Discussion of Articles 11.5 thru Article 12. Next month at April meeting will be discussion of Article 14.9.

Mathew Cooke was absent from this meeting and will listen to planning commission comments on the recording.

Dennis Rathnaw suggested that the Planning Commission have a special meeting in April 2022 (April 12th).

**REPORTS**

Zoning Administrator - Report submitted in packet.

Planner - No report.

Township Board - Rich Bahle will be in the office until end of April.

Renovation of township offices continues.

Chair Comments - None

Commissioners Comments - None

**PUBLIC COMMENT - None.**

**NEXT MEETING AGENDA - April 5, 2022**

**ADJOURNMENT** - The meeting was adjourned at 8:01 p.m.

Minutes by Marge Johnson, Recording Secretary

Dee McClure, Secretary

# ZONING ADMINISTRATOR'S REPORT

## SUTTONS BAY TOWNSHIP

March 2022 (to-date)

For April 2022 Planning Commission and Township Board Meetings

Prepared by Steve Patmore

### **LAND USE PERMITS ISSUED**

		NEW		ACCESSORY	
DATE	TOTAL	HOMES	ADDITIONS	STRUCTURES	OTHER
Mar. 2022 (to date)	4	1	2	1	0
Year To Date	12	5	5	2	0
Year to date 2021	6	4	1	1	0
Year to date 2020	2	0	0	1	1
Year to date 2019	5	4	1	0	0
Year to date 2018	6	4	1	1	0
Year to date 2017	5	0	2	2	1
Year to date 2016	5	2	1	1	1
Year to date 2015	2	0	1	1	0

9942 E. Solem Rd. – garage addition  
485 S. Nanagosa Tr. - New Single-Family Dwelling  
1761 S. Knorr – addition  
1394 N. Pebble Beach – accessory building

### **Land Divisions:**

- Several questions about splitting of land – preliminary reviews.

### **Zoning Board of Appeals:**

- Follow-up work on variances
- Circuit Court Appeal of denial of ZBA Appeal of Leelanau Watersports.

### **Short Term Rentals:**

- So far 26 Permits issued for 2022. (23 Renewals – 3 New)
- Many questions on short-term rentals

### **Other:**

- Inquiries about guest houses in the Agricultural District
- Revisions to existing Land Use Permits
- Site Plan Review – 9 Bean Rows
- Research on zoning requirements for Child Care Facilities.
- General questions on properties and real estate sales.

SUTTONS BAY TOWNSHIP  
NOTICE OF SPECIAL PLANNING COMMISSION MEETING  
AND PUBLIC HEARING ON A SPECIAL LAND USE REQUEST

The Suttons Bay Township Planning Commission will conduct a Special Meeting on Tuesday, April 12, 2022 at 6:00 p.m. at the Suttons Bay/Bingham Fire Station Meeting Room, 201 S. St. Mary's Street, Suttons Bay, MI 49682, with public participation available via Zoom electronic remote access to consider the following:

1. Public Hearing and consideration of an Application and Request from 9 Bean Rows, LLC for a Special Land Use Permit to construct and operate four (4) seasonal worker housing units at 8996 & 9000 E. Duck Lake Rd., Suttons Bay, MI 49682. Property Numbers 45-011-020-006-00 & 45-011-019-002-00.
2. Continuation of the Zoning Ordinance revision discussion.

Meeting materials, including the application and site plan may be reviewed at the Suttons Bay Township Office, 95 W. Fourth Street (Hansen's Plaza), Suttons Bay, MI during regular office hours, and on the township website at: <https://www.leelanau.gov/suttonsbaytwp.asp>.

The public is encouraged to participate in the meeting/public hearing through Zoom access by computer and smart phone using the following link:

<https://us02web.zoom.us/j/84062042297?pwd=UXNRc1Y0WlEzb056Rk1xeVdjOVJCdz09>

The public may also participate by calling either (301) 715 8592 or (312) 626 6799.  
Meeting ID: 840 6204 2297      Password: 49682

Members of the public have the opportunity to speak during the public hearing and public comment portions of the meeting. In addition, written comments will be received until 12 pm the day of the hearing by mail or drop-off to Suttons Bay Township, P.O. Box 457, 95 W. Fourth Street, Suttons Bay, MI 49682, by fax to (231) 271-2773, or by email to [clerk@suttonsbaytwp.com](mailto:clerk@suttonsbaytwp.com)

Suttons Bay Township will provide necessary reasonable auxiliary aids and services at the meeting to individuals with disabilities upon 72 hours advanced notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk at 231-271-2722 ext. 1, or [clerk@suttonsbaytwp.com](mailto:clerk@suttonsbaytwp.com).

Suttons Bay Township Planning Commission